

**CITY OF AUSTIN – TRAVIS COUNTY – SINGLE SUBDIVISION OFFICE
SUBDIVISION APPLICATION – MASTER COMMENT REPORT**



CASE NUMBER: C8J-2008-0176.01.8A
REVISION #: **00** UPDATE: U0
CASE MANAGER: Sarah Sumner PHONE #: 512-854-7687

PROJECT NAME: Sun Chase South Section 8
LOCATION: PEARCE LN

SUBMITTAL DATE: January 11, 2021
REPORT DUE DATE: February 1, 2021
FINAL REPORT DATE: February 4, 2021(3 days have been added to the update deadline)

STAFF REPORT:

This report includes all staff comments received to date concerning your most recent subdivision application submittal. The comments may include requirements, recommendations, or information. The requirements in this report must be addressed by an updated submittal.

The subdivision application will be approved when all requirements from each review discipline have been addressed. However, until this happens, your application is considered disapproved. Additional comments may be generated as a result of information or design changes provided in your update.

If you have any questions, problems, concerns, or if you require additional information about this report, please do not hesitate to contact your case manager at the phone number listed above or by writing to the City of Austin, Development Services Department, P.O. Box 1088, Austin, Texas 78767.

UPDATE DEADLINE (LDC 30-2-56; 30-2-82):

It is the responsibility of the applicant or their agent to update this subdivision application. **The final update to clear all comments must be submitted by the update deadline, which is April 15, 2021.** Otherwise, the application will automatically be denied. If this date falls on a weekend or City of Austin holiday, the next City of Austin workday will be the deadline.

UPDATE SUBMITTALS:

A formal update submittal is required. You must make an appointment with the Intake Staff (974-2689) to submit the update. Please bring a copy of this report with you upon submittal to Intake.

Please submit 4 copies of the plans and 4 copies of a letter that address each comment for distribution to the following reviewers. Clearly label information or packets with the reviewer's name if intended for a specific reviewer. **No distribution is required for the Planner 1.**

Updates may be submitted between the hours of 8:30 am and 4:00 pm. Updates submitted after 3 pm may be processed on the following business day.

Please note: if Austin Water rejects a plan on Update 2, a fee is due at or before resubmittal. Please contact Intake for the fee amount.

REVIEWERS:

Planner 1: Elsa Garza
AW Utility Development Services: Derek Tucker
Environmental: Jonathan Garner
PARD / Planning & Design: Thomas Rowlinson
Site Plan Plumbing: Cory Harmon
Hydro Geologist: Miranda Reinhard
Water Quality: Jay Baker
Travis Co. Subdivision: Sarah Sumner
Travis Co. Transportation: John Ellis
Travis Co. Drainage Engineering: John Ellis

Electric Review - Andrea Katz - 512-322-6957

No Review Required. Out of Austin Energy service area, served by Bluebonnet Electric Cooperative, Inc.

911 Addressing Review - Jorge Perdomo - 512-974-1620

AD1: This plat review is cleared; however, any changes to street names, street name labels, or street layouts will require a new review.

§ 30-2-155

Environmental Review - Jonathan Garner - 512-974-1665

ESC FISCAL SURETY [LDC 25-1, Article 5; ECM Appendix S-1]

- EV 1 Provide a conceptual erosion & sedimentation control plan along with the fiscal estimate for erosion/sedimentation controls and revegetation based on ECM Appendix S-1. A conceptual ESC plan is necessary to assess the accuracy of the ESC fiscal estimate. ESC fiscal surety must be posted with the City of Austin prior to Plat approval. Additional fiscal posting might be required at the time of subdivision construction plan ESC review.
- Sites with a limit of construction greater than one acre must include a \$3000 per acre LOC clean-up fee in the fiscal estimate. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]
 - Sites with a limit of construction greater than 25 acres are required to show phasing of disturbance tailored to the specific site conditions. A phased ESC plan and phased fiscal estimate are required. [LDC 25-8, Subchapter A, Article 7, Division 4; ECM 1.4.4]
The revegetation line item quantity must equal the entire LOC area less any existing impervious cover proposed to remain and less proposed public streets and sidewalks. This is necessary in the event that construction ceases after vegetation has been removed from within the LOC. [LDC 25-8, Subchapter A, Article 5; ECM Appendix S-1]

Hydro Geologist Review - Miranda Reinhard - Miranda.Reinhard@austintexas.gov

- HG1 Update0** This project does not comply with the requirement K of Ordinance 20160616-041 (Riparian Restoration)
Additional information: A plat note specifying the requirements and compliance provisions may clear this comment. This reviewer can review proposed note language.

PARD / Planning & Design Review - Thomas Rowlinson - 512-974-9372

- PR 1: The Southeast Travis County MUD No. 1 Consent Agreement and PUD ordinance 20160616-041 requires 51.49 acres of parkland. To comply with Exhibit D of the PUD ordinance, PARD requires that acreage numbers be provided as broken out in Exhibit D of the PUD. Calculations show acreage of Lot 76, Block K as unencumbered, despite including floodplain. Please update the table to comply with the parkland acreage categories to demonstrate compliance with the PUD parkland requirements.
- PR 2: On park Lot 76, Block K, define all the boundaries of the drainage easement, the water quality easement, and the PUE separately, so that the only label on the lot is "Greenbelt/Open Space." While the easements may be allowed and not tracked against acreage in floodplain, defining the easements areas is required so that park areas are not at risk of being lost by "blanket"

easements. The Legal Department requires separate documents to record each easement and for each easement to be delineated on the plat.

PR 3: To demonstrate compliance with parkland requirements under the PUD ordinance, please rename the lots to be dedicated parkland as "Greenbelt/Open Space" and delineate easements, 25-Year Floodplain, 100-Year Floodplain, water quality/detention ponds, and CWQZ.

PR 4: Once acreage categories have been finalized in accordance with the parkland requirements of the PUD (see PR 1) please add to note 26 to include:

This final plat includes XX acres of parks and open space land, bringing the total acreage for MUD #1 to XX acres.

AW Utility Development Services - Derek Tucker - 512-972-0077

AW1. Per Utility Criteria Manual Section 2, §15-9, §25-4, §25-5, §25-9, and the Uniform Plumbing Code:
The landowner intends to serve each lot with City of Austin water and wastewater utilities. Each lot must have a separate water and wastewater utility connection and no existing or proposed plumbing may cross lot lines. The landowner, at own expense, will be responsible for providing the water and wastewater utility improvements, offsite main extensions, system upgrades, utility relocations and or abandonments to serve each lot.

AW2. Per Utility Criteria Manual Section 2, §25-4, and the Uniform Plumbing Code:

Replace note #2 with the following note:

NO LOT SHALL BE OCCUPIED UNTIL THE STRUCTURE IS CONNECTED TO THE CITY OF AUSTIN WATER AND WASTEWATER UTILITY SYSTEM.

FYI. The landowner must pay the tap and impact fee once the landowner makes an application for a City of Austin water and wastewater utility tap permit.

Water Quality Review - Jay Baker - 512-974-2636

Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city engineers.

Please provide a comment response letter with the update addressing each of the following comments. All engineering representations must be signed by the responsible engineer. Additional comments may be issued as additional information is received.

GENERAL COMMENTS

WQ 1. Engineer's seal, signature and date required [LDC 25-7-62].

WQ 2. Surveyor's seal, signature and date required.

WQ 3. The report indicates that this plat is from an approved preliminary plan. Provide copy of the preliminary plan for review and comparison. Does this plat match the preliminary plan without deviation?

PLAN/PLAT NOTES

WQ 4. Add the following water quality plat note to read as follows:

"Water quality controls are required for all development pursuant to the Land Development Code."

WATER QUALITY PLAN

- WQ 5. The report indicates that this section will participate in an off-site "Pond D". Provide schematic drainage plan demonstrating conveyance to that facility contained in ROW and Drainage Easements.
- WQ 6. Provide report confirming that Pond D is in good working condition. Who is responsible for maintenance of that facility?
- WQ 7. No water quality controls are proposed on Lot 76 so remove the water quality easement designation.

Travis Co. Subdivision Review - Sarah Sumner - 512-854-7687
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Release of this application does not constitute a verification of all data, information, and calculations supplied by the applicant. The engineer of record is solely responsible for the completeness, accuracy, and adequacy of his/her submittal, whether or not the application is reviewed for code compliance by city and county engineers.

1. INFORMATION: This is a final plat under HB 3167 accepted for formal submittal on January 11, 2021 and will be active for 90 days.
2. This plat requires access from roadways in Section 7, which is in Alternative Fiscal and not recorded, and the streets are not dedicated. This subdivision will have to post alternative fiscal and may not be recorded until after Section 7 has been recorded. 30-2-158
3. Please remove all templates with Chapter 82 from your files and use only the exhibits found in Chapter 482 for the alt fiscal agreement and Subdivision Construction Agreement.

Travis Co. Transportation Review - John Ellis - 512-854-9805

1. This plat requires access from roadways in Section 7, which is in Alternative Fiscal and not recorded, and the streets are not dedicated. This subdivision will have to post alternative fiscal and may not be recorded until after Section 7 has been recorded. 30-2-158
2. Sheet 2 – Please provide additional dimensions to clarify the location of the point of intersection of the proposed sight line easements on Lot 6.

Travis Co. Drainage Engineering Review - John Ellis - 512-854-9805

1. This plat requires access from roadways in Section 7, which is in Alternative Fiscal and not recorded, and the streets are not dedicated. This subdivision will have to post alternative fiscal and may not be recorded until after Section 7 has been recorded. 30-2-158
2. Sheet 2 – Revise document number for 0.105 acre drainage easement to be released along the rear of Lots 1-3, Block K to the correct document number "2017016309".
3. Sheet 2 – The Drainage Criteria Manual has been updated to require wider easements based on pipe diameter and installation depth. Although the minimum width of 20 feet has been provided for drainage easements on Lots 30 and 40, Block K, the applicant should be aware that additional easement area may be required depending on the storm sewer pipe installation proposed for construction.
(Drainage Criteria Manual Section 1.2.4.G)

4. Sheet 2 – Please address the proposed use of the 20 foot wide area between Lots 9 and 10, Block K. If this area is intended for drainage conveyance, please refer to Comment 3 and Drainage Criteria Manual Section 1.2.4.G for width requirements.
5. Sheet 2 – Provide exhibits and drainage analysis demonstrating Lot 76, Block K is sufficient to convey the runoff from the Atlas 14 100 year storm event. The drainage area map and analysis information included in the engineering report did not appear to specifically address the areas draining to this conveyance. Please include electronic copies of any drainage models in your submittal.
(Drainage Criteria Manual Section 1.2.4.G)
6. Update the engineering report to provide drainage analysis and exhibits demonstrating that downstream conveyances and the detention pond receiving the stormwater runoff from this Section comply with the Atlas 14 requirements for phased developments. Include electronic copies of any drainage models used. Staff also notes that the detention model received with the engineering report appeared to use the SCS Type III rainfall distribution which is no longer allowed under the DCM.
(Drainage Criteria Manual Section 1.2.2.H)

Site Plan Plumbing - Cory Harmon - 512-974-2882

INFORMAL UPDATE REQUIRED

Pursuant to compliance with Sections 307.1, 609.6, and 721.1 of the 2015 Uniform Plumbing Code, add a plat note that conveys the following: **Each Lot within this subdivision shall have separate sewer taps, separate water meters, and their respective private water and sewer service lines shall be positioned or located in a manner that will not cross lot lines.**

End of Report